
**THE VILLAGE OF WILLOW SPRINGS
COOK COUNTY, ILLINOIS**

**ORDINANCE
NUMBER 2018- O - 51**

**AN ORDINANCE APPROVING
WEST POINT BUILDERS PLANNED UNIT DEVELOPMENT
WILLOW GLEN DEVELOPMENT**

JOHN M. CARPINO, President

MARY JANE MANNELLA, Clerk

**THOMAS E. BIRKS
TERRANCE M. CARR
MICHAEL C. KENNEDY
MELISSA N. NEDDERMEYER
FRED POSCH
KATHRYN STANPHILL**

TRUSTEES

VILLAGE OF WILLOW SPRINGS

ORDINANCE 2018-O-51

**ORDINANCE OF THE VILLAGE BOARD
VILLAGE OF WILLOW SPRINGS**

**GRANTING PLANNED UNIT DEVELOPMENT SPECIAL USE
(WEST POINT BUILDERS – 8850-8900-8930-8960-8968-8980 ARCHER AVENUE)**

WHEREAS, this Village Board has received Findings and Recommendations from the Planning and Zoning Commission, dated November 19, 2018, recommending the granting of a planned development special use upon the real estate commonly known as 8850-8900-8930-8960-8968-8980 Archer Avenue, Willow Springs, Illinois ; and

WHEREAS said findings and recommendations are subject to certain conditions and restrictions;

NOW THEREFORE, BE IT ORDAINED, by the Village Board of the Village of Willow Springs, Cook County, Illinois, as follows:

SECTION 1: That the Findings and Recommendations of the Village of Willow Springs Planning and Zoning Commission, dated November 19, 2018, a copy of which is attached hereto as Exhibit A, are hereby concurred with by this Village Board and adopted as a part of this ordinance, by reference, as though the same were fully set forth herein.

SECTION 2: That a planned development special use is granted upon real estate commonly known as 8850-8900-8930-8960-8968-8980 Archer Avenue, Willow Springs, Illinois, and legally described as follows:

LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 (EXCEPT THAT PART OF LOT 17 LYING SOUTHERLY OF A LINE 281.00 FEET SOUTHERLY OF THE NORTHERLY LINE, AS MEASURED ALONG THE EASTERLY AND WESTERLY LINES THEREOF, OF SAID LOT 17) IN S.T. COOPER'S ADDITION TO WILLOW SPRINGS, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 12.308 ACRES, MORE OR LESS.

SECTION 3: That said planned development special use is granted solely for the purposes, and subject to all conditions and restrictions, set forth in said Findings and Recommendations of the Planning and Zoning Commission attached hereto as Exhibit A.

SECTION 4: The granting of said special use variation shall not alleviate or negate the requirement of compliance with all applicable Village codes and ordinances, except that portion of the Village Zoning Ordinance which would otherwise prohibit the land use permitted hereby.

SECTION 5: This Ordinance shall not be held to repeal a former ordinance as to any offense committed against the former ordinance or as to any act done, any penalty, forfeiture or punishment so incurred, or any right accrued or claim arising under the former ordinance, or in any way whatsoever affect any such offense or act so committed or so done, or any penalty, forfeiture or punishment so incurred to any right accrued to claims arising before this Ordinance takes effect, save only that the proceedings thereafter shall conform to the ordinance in force at the time of such proceedings, as far as practicable.

SECTION 6: That if any part or parts of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of the remaining parts of this Ordinance. The Village Board declare hereby that they would have passed the remaining parts of this Ordinance, if they had known that such part or parts thereof would be declared unconstitutional.

SECTION 7: The Village Clerk of the Village of Willow Springs is directed hereby to publish this Ordinance in pamphlet form.

SECTION 8: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

(THIS SPACE INTENTIONALLY LEFT BLANK)

Ordinance 2018-O-, approved and adopted by the President and Board of Trustees of the Village of Willow Springs, Cook County, Illinois this 13th day of December, 2018, pursuant to a roll call vote, as follows:**

	PRESENT	ABSENT	YES	NO	ABSTAIN
Trustee Birks	✓		✓		
Trustee Carr	✓		✓		
Trustee Kennedy	✓		✓		
Trustee Neddermeyer	✓		✓		
Trustee Posch	✓		✓		
Trustee Stanphill	✓		✓		
President Carpino	✓				
TOTAL	7	0	6	0	0


Board President

ATTEST:


Village Clerk

Published in pamphlet form by order of the
Village Board this 13th day of December, 2018.



Village Clerk



Exhibit “A”

**VILLAGE OF WILLOW SPRINGS
PLANNING AND ZONING COMMISSION**

**REPORT OF FINDINGS AND RECOMMENDATIONS
ON APPLICATION FOR A PLANNED DEVELOPMENT SPECIAL USE
(WEST POINT BUILDERS – 8850-8900-8930-8960-8968-8980 ARCHER AVENUE)**

TO: The Village Board
1 Village Circle
Willow Springs, IL 60480

RE: Application of West Point Builders for a Special Use to Develop a Planned Unit
Development at 8850-8900-8930-8960-8968-8980 Archer Avenue

Pursuant to all relevant provisions of Title 9 of the Municipal Code, being the Zoning Code of the Village of Willow Springs, a public hearing was held on November 19, 2018 on the application of West Point Builders to consider a Special Use Variation to permit a Planned Development upon the real estate commonly known as 8850-8900-8930-8960-8968-8980 Archer Avenue, and to permit exceptions to the building and zoning requirements applicable to the proposed project. This Planning and Zoning Commission finds as follows:

- (A) Notice of said hearing was duly published and served by the Applicant in accordance with the provisions of the Illinois Municipal Code;
- (B) An owner of the subject property testified as to its ownership thereof or interest therein as required by the relevant Village codes so that this Planning and Zoning Commission has jurisdiction over the subject matter and the parties hereto;
- (C) The following testimony and exhibits in support of the proposition to grant a Special Use for the subject property were received and considered during said hearing and during the deliberations to consider these findings and recommendation:
 - (1) Application of Applicant dated October 26, 2018 in its entirety which is made a part hereof by reference and a portion of which is attached hereto in part.
 - (2) Numerous documents pertaining to Willow Glen Development, are incorporated herein and made a part hereof; particularly described as follows:
 - TRAFFIC STUDY
 - FINAL STORMWATER MANAGEMENT REPORT
 - LAND SCAPE PLAN
 - PRELIMINARY ENGINEERING PLANS
 - SUBDIVISION PLAN
 - (3) Testimony as to the character of the subject property and its immediately

adjoining and surrounding area, as well as the general nature of the proposed development of the site was given by Larry Freidman, attorney for the Applicant and Michael Worthman the engineer for the Applicant.

- (D) Many objections, oral or written, to the proposed Special Use have been received by this Planning and zoning Commission prior to, during, or subsequent to said hearing but concerns were raised over effects of the development on the school district, negative effect on neighboring buildings and properties, increased traffic issues, density issues, is there a benefit to the Village, the need for increased fire and police protection and the development is too close to Archer Avenue without larger setbacks,

Giving consideration to the standards imposed by Section 9A-1-5-1 of the Willow Springs Zoning Code for granting a Special Use, this Commission makes the following additional findings:

- (A) **Establishment, maintenance or operation of the use will not be detrimental to or endanger the public safety, morals, comfort or general welfare:** Based upon all of the evidence, testimony and exhibits presented we find the establishment, maintenance or operation of the proposed planned development use will not be detrimental to or endanger the public safety, morals, comfort or general welfare.
- (B) **The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood:** Based upon all of the evidence, testimony and exhibits presented and that the proposed planned development is consistent with other currently existing uses, the surrounding uses and the Willow Springs Comprehensive Plan, we find the use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- (C) **The establishment of the use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district:** For the reasons stated in Paragraphs (A) and (B) above, we find that the proposed use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (D) **Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided:** Based upon all of the evidence, testimony and exhibits presented, we find that adequate utilities, access roads, drainage and other necessary facilities are being provided.
- (E) **That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets:** Based upon all of the evidence, testimony and exhibits presented, we find that adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

- (F) **The use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board, pursuant to the recommendation of this Planning and zoning Commission:** Based upon all of the evidence, testimony and exhibits presented, this Commission finds that the use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by now Village Board pursuant to the recommendation of this Commission.

Therefore, the Planning and Zoning Commission of the Village of Willow Springs recommends to the Village Board of the Village of Willow Springs that the following special uses and variations be granted to West point Builders or their successor in interest:

1. A special use for a Planned Unit Development in the Archer Avenue Overlay District pursuant to Section 9A-11-1 of the Village Code at the real estate commonly known as 8850,8900,8930,8960,8968,8980 Archer Avenue, Willow Springs, IL 60480.
2. Variance from Section 9A-9-4 I to reduce the minimum parking space area from 180 square feet (9' W X 20'D) to a minimum of 162 square feet (9' W X 18'D).
3. Variance from Section 9A 5-5 C to reduce the required front yard of 35' Front Yard along Archer Avenue (B1 District) to a 10' front yard- (for the existing restaurant building only) and 25' minimum front yard for proposed buildings.
4. Variance from Section 9A-9-6 A2 to reduce the required number of parking spaces (2.5 per multifamily unit) to 1.75 parking spaces per multifamily unit.
5. Variance from Section 9A-11-1 E1 (ii)-Building Height to increase the required maximum building height (35' to roof mean) to 67' maximum building height from finished floor of garage (at exposed walkout conditions) to mean of roof.
6. Variance from Section 9A-11-1 E1 (ii)-Roofs - to allow uninterrupted roof lines longer than 50' to roof line profile as shown per Submitted Architectural Plans

subject to the following conditions

1. That the construction of the Planned Development project be substantially as shown and depicted in the Application filed herein, and all attachments and exhibits thereto, including any and all updated attachments and exhibits herein, except as such documents may be modified in strict compliance with applicable Village codes, ordinances and regulations, and the President and Village Board further approve such exceptions as are incidental to the relief requested and granted and as are required to permit the construction and operation of said restaurant development substantially as shown and depicted in the Application filed herein, as the same may be from time to time updated;
2. Construction and operation permitted by such Special Use Permit should be subject to

all applicable codes, ordinances, and regulations of the Village of Willow Springs, except as may be modified by such Special Use, from time to time in effect.

Further, that said special use variation be granted for and apply only to the real estate legally described as follows:

LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 (EXCEPT THAT PART OF LOT 17 LYING SOUTHERLY OF A LINE 281.00 FEET SOUTHERLY OF THE NORTHERLY LINE, AS MEASURED ALONG THE EASTERLY AND WESTERLY LINES THEREOF, OF SAID LOT 17) IN S.T. COOPER'S ADDITION TO WILLOW SPRINGS, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 12.308 ACRES, MORE OR LESS.

Dated this the 19th day of November, 2018.

**PLANNING AND ZONING COMMISSION
VILLAGE OF WILLOW SPRINGS, ILLINOIS**

By: _____
Chairman

Phone: (708) 467-3700

Facsimile: (708) 467-3710

VILLAGE OF WILLOW SPRINGS,
COOK COUNTY, ILLINOIS

APPLICATION FOR ZONING AMENDMENT,
VARIATION, SPECIAL USE PERMIT;
SPECIAL USE-PLANNED UNIT DEVELOPMENT,
AND SITE PLAN REVIEW

PLEASE TYPE OR PRINT

TO: Village Clerk
Village of Willow Springs
One Village Avenue
Willow Springs, IL 604B0

Date: October 26, 2018

1. Applicant: West Point Builders Phone: 630-321-1616
Address: 120 East Ogden Ave. Suite 23 Hinsdale, IL 60521 Fax: _____

2. Owner: See Attached Exhibit for Contract Sellers Phone: _____
Address: _____ Fax: _____

3. An Applicant for a Zoning Amendment, Special Use Permit, Variation or Site Plan Review must have a present legal interest in the property, e.g. owner, contract purchaser or lessee. If the Applicant is not the owner of the property which is the subject of this Application, he must submit with this Application a letter of authorization from the owner of the property.

4. Address of Property: 8850, 8900, 8930, 8950, 8960, 8968, 8980 Archer Avenue

5. Legal Description of property: See Attachment - Survey and Legal Description

6. Permanent Real Estate Index No.: See Attachment C - PIN Numbers

7. Nature of request (check all that apply):
☐ Zoning Amendment
☒ Variation
☐ Special Use
☒ Special Use-Planned Unit Development
☒ Site Plan Review

8. If this Application is for a zoning Amendment or Site Plan Review, answer the following:

(A) Present zoning classification of property: See (10a) below

(B) proposed zoning amendment: _____

(C) Existing structure(s) on property: See (10d) below

(D) Size of property, acreage and/or square feet: See (10e) below

(E) Describe the present uses on the property and proposed uses if rezoned: Present Uses- Existing Restaurant, a vacant demolished ballroom site and surface parking lot, five existing single family residences

NOTE: All Applicants for Zoning Amendment must review Village Code Section 9A-1-7 and be prepared to present evidence to the Plan Commission or other hearing body to support the necessary findings of fact required in accordance with the standards set forth therein.

All Applicants for Site Plan Approval must review Village Code Section 9A-1-9 to comply with all Site Plan Review approval requirements.

(F) If the property is to be improved, set forth a brief description of the improvements to be made: Proposed development to include 168 units in three multifamily buildings, four stories in height with a subgrade garage, 42 three story townhomes, and a one-story amenities club building. The restaurant building will remain but the parking lot for that restaurant will be repositioned on the site. Additional surface parking for the residential uses will also be provided. There will be two entries into the project located off of Archer Avenue at the north and south ends of the site.

9. If Application is for a Variation, answer the following:

(A) Present zoning classification of property: See (10a) below

(B) Proposed variation request: See Attachment - Zoning Variances Requested

(C) State the nature of the hardship or practical difficulty requiring the request for variation: The subject property presents several site challenges which render it very difficult to develop. These challenges include: Demolition and cleanup of the remnants of the old Willow Brook Ballroom, an active railroad line that borders the northeast boundary of the property, very steep topographic grade conditions, the presence of a number of existing utilities which cross over through the site, and challenging access out onto the adjacent road, Archer Avenue.

(D) Describe existing structure(s) on property: See (10d) below

(E) Size of property, acreage and/or square feet: See (10e) below

NOTE: All Applicants for Variation(s) must review Village Code Section 9I-2-3 (Standards for Variations) and 9A-2-4 (Authorized Variations) and be prepared to present evidence to the Zoning Board of Appeals or other hearing body to support the necessary findings of fact required in accordance with the standards set forth therein.

10. If the Application requests a Special Use Permit which includes a Planned Unit Development, answer the following:

(A) Present zoning classification of property: B-1 with Archer Avenue Zoning Overlay

(B) Proposed special use requested: Proposed planned development as described herein with variances included in the attachment.

(C) State reasons why the special use is requested: Special use is requested to allow for the creative and cohesive development of the subject properties that have been assembled.

(D) Describe existing structure(s) on the property: Existing restaurant and ancillary building, and five single-family homes with ancillary structures.

(E) Size of property, acreage and/or square feet: 12.3 Acres

NOTE: All Applicants for Special Use Permit must review Village Code Section 9A-1-5 and/or 9A-1-5-1 for a Planned Unit Development and be prepared to present evidence and required documentation to the Plan Commission to support the necessary findings of fact required in accordance with the standards set forth therein.

11. Documents to be submitted with Application:

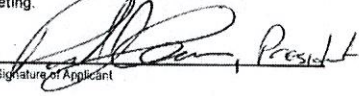
For all matters, an Applicant must submit the following:

(A) Ten (10) copies of a recent (not more than 6 months old) survey of the property prepared by an Illinois Registered Land Surveyor in accordance with Illinois Land Survey Standards locating all easements of record, improvements and building lot lines;

(B) Proof of ownership (Title Policy, etc.) or evidence of the Applicant's interest in the property.

(C) Such other drawings and plans, including Site Plans, Landscape Plans, building elevations and engineering drawings as are required by the Village Code for necessary approvals.

12. Fees and Cost Reimbursement: Section 9A-2-6 of the Village Code of the Village of Willow Springs, 1983, as amended, requires all Applicants for a Zoning Amendment, Variance, Special Use or Site Plan Review to reimburse the Village for all legal, engineering, planning or other necessary fees and costs, including publication charges incurred in connection with the Application and hearing process. *This requirement is in addition to the application fee to be paid when the Application is filed. Attached hereto, and made a part of this Application is a separate form to be completed, signed by the owner(s) of the property and the Applicants and submitted with this application*
13. When the Village Clerk receives this Application, completed as required together with the filing fee and supporting documentation required herein, it will be referred to the President and Board of Trustees for referral to the Plan Commission for the necessary public hearing and/or meeting. The Applicant will be notified of the date of hearing or meeting.


Signature of Applicant

Signature of Applicant (If more than one)

AFFIDAVIT OF APPLICATION

(STATE OF ILLINOIS

) COUNTY OF COOK

)

The undersigned being first duly sworn, states he/she has read and completed the foregoing Application by him/her subscribed; and that the information contained therein and in the attached documents are true and correct.

[Signature], Pres. Ltd.
Signature of Applicant

Subscribed and sworn to
Before me this 26 day of
August, 20 18
[Signature]
Notary Public



Date filed: _____, 20 ____

Date paid: _____, 20 ____

Documents submitted (list): _____

Referred to Village Attorney on: _____, 20 ____

Referred to President

And Board of Trustees on: _____, 20 ____

Section 9A-2-6 entitled "Fees" of the Village of Willow Springs Village Code states:

9A-2-6: FEEs

A. Applications for a Variation, Special Use, Special Use - Planned Unit Development, Zoning Amendment or Site Plan Review shall be made in the office of the Village Clerk on forms provided by the Village Clerk. The applications shall be accompanied by a nonrefundable fee in the following amounts:

<u>Relief Required</u>	<u>Application Fee</u>
1. Variations	\$400.00
2. Special Use	\$750.00
3. Special Use—Planned Unit Development	\$750.00
4. Site Plan Review	\$750.00
5. Zoning Amendment	\$750.00

An applicant shall pay the appropriate application fee for each approval required. By way of example, if the applicant requires a Zoning Amendment (\$750.00), Site Plan Review (\$750.00), and Variation(s) (\$400.00), the total application fee payable is \$1,900.00.

B. The fee for filing a Notice of Appeal for review of any order, requirement, decision or determination of the Building Commissioner shall be Five Hundred and 00/100 Dollars (\$500.00). This fee shall be paid to the Office of the Village Clerk prior to filing the Notice of Appeal and is nonrefundable. A receipt from the Village Clerk evidencing payment of the fee shall accompany the Notice of Appeal when filed with the Plan Commission.

C. In addition to the payment of the foregoing fees in subsections A and B of this Section, the applicant, or owner of the subject property, if different, or person appealing in the case of an Appeal, shall reimburse the Village (or pay directly to the Village's consultants if so directed by the Village) all expenses, costs and fees incurred by the Village in its sole judgment in connection with the consideration and review of applications for Variation(s), Special Use, Special Use — Planned Unit Development, Zoning Amendment, Site Plan Review or an Appeal. Such costs shall include, but not be limited to: stenographic fees; engineering review fees; traffic engineer fees; financial consultants; planning consultants; landscape consultants; and other consulting fees; attorneys' fees; public hearing and other publication charges; and recording charges. These charges shall be paid within seven (7) days after an invoice is submitted to the applicant, owner or appellant by the Village Clerk or person performing the service, but in no event, shall the Plan Commission or Village Board of Trustees take any final action or render any final decision on any application or Appeal prior to payment of all invoiced items. These fees and charges shall be paid notwithstanding an adverse decision to the applicant on an Appeal, the abandonment of the proceedings by the applicant, or the denial of the request of an applicant, in whole or in part, by the Plan Commission and/or the Village Board of Trustees.

D. In addition to the foregoing, the Village may, in its sole discretion, upon receipt of an application for a Variation, Special Use, Special Use - Planned Unit Development, Zoning Amendment or Site Plan Review, require the applicant to deposit with the Village for deposit by the Village into a special account, an advance payment, toward the subsection C development review fees and costs to be incurred by the Village. The amount of such deposit shall be determined by the Village the receipt of which shall be a condition precedent to the Village's acceptance of an application and the commencement of the development/zoning review process.

E. From time to time as fees are incurred by the Village, they shall be paid by the Village from said special account and the applicant so notified. At such time as the Village deems necessary, the applicant shall deposit additional monies to the special account. The deposit of such additional monies within ten (10) days of a request therefore shall be a condition precedent to the Village continuing the development/zoning review process.

I, the undersigned, have received this document captioned "Reimbursement of Fees and Costs to the Village of Willow Springs," have read same and fully understand and agree to comply with the provisions contained herein, further understand, as set forth above, that no final action on my Application will be taken until all fees and costs for which I am obligated to the Village are paid.

10/26/18
DATE

SIGNATURE OF OWNER

SIGNATURE OF APPLICANT

Please print the name of the party responsible for payment of fees and costs:

West Point Builders, Inc.
Address of Subject Property: 8850, 8900, 8930, 8950, 8960, 8968, 8980 Archer Avenue
Billing Address: 120 E Ogden Ave, Suite 23, Hinsdale, IL 60521
Applicant: West Point Builders, Inc. Owner: Same
Address: 120 E Ogden Ave Suite 23
Hinsdale, IL 60521
Phone #: 630-321-1616
Address:
Phone#:

CHICAGO TRIBUNE

media group

NOTICE OF A PUBLIC HEARING PLANNING AND ZONING COMMISSION VILLAGE OF WILLOW SPRINGS, ILLINOIS

NOTICE IS HEREBY GIVEN, THAT A PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF WILLOW SPRINGS, COOK COUNTY, ILLINOIS, ON MONDAY NOVEMBER 19, 2018 AT 7:00 PM IN THE VILLAGE BOARD CHAMBERS, ONE VILLAGE CIRCLE, WILLOW SPRINGS, ILLINOIS 60480 TO CONSIDER THE FOLLOWING SPECIAL USE AND VARIANCES:

- A special use for a Planned Unit Development in the Archer Avenue Overlay District pursuant to Section 9A-11-10f of the Village Code.
- Variance from Section 9A-9-4 I to reduce the minimum parking space area from 180 square feet (9' W X 20'D) to a minimum of 162 square feet (9' W X 18'D).
- Variance from Section 9A-5-5 C to reduce the required front yard of 35' Front Yard along Archer Avenue (B1 District) to a 10' front yard- (for the existing restaurant building only) and 25' minimum front yard for proposed buildings.
- Variance from Section 9A-9-6 A2 to reduce the required number of parking spaces (2.5 per multifamily unit) to 1.75 parking spaces per multifamily unit.
- Variance from Section 9A-11-1 E1 (ii)-Building Height to increase the required maximum building height (35' to roof mean) to 67' maximum building height from finished floor of garage (at exposed walkout conditions) to mean of roof.
- Variance from Section 9A-11-1 E1 (ii)-Roofs - to allow uninterrupted roof lines longer than 50' to roof line profile as shown per Submitted Architectural Plans.
- Variance from Section 9A-11-1 E1 (ii)-Main Entrances - to allow the orientation of the main entrances of front façade for each building as shown on the submitted site plan.
- Variance from Section 9A-11-1 E1 (ii)-Materials - To allow for the building façade materials in proportions, types and percentages as shown as per Submitted Architectural Plans. Relief from A minimum of 70% excluding windows of each elevation comprised of wood, stone or native material.
- Variance from Section 9A-11-J2 that allows one project sign per establishment to allow two freestanding project signs are proposed (one at each entrance) plus one existing freestanding sign for restaurant.

AT THE REAL ESTATE COMMONLY KNOWN AS
8850, 8900, 8930, 8960, 8968, 8980 ARCHER AVENUE, WILLOW SPRINGS,
ILLINOIS 60480.

PIN(S): 23-05-201-044, 23-05-201-019, 23-05-201-020, 23-05-201-021, 23-05-201-022
23-05-201-045, 23-05-201-052, 23-05-201-024, 23-05-201-025
23-05-201-026

Legal Description:

LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 (EXCEPT THAT PART OF LOT 17 LYING SOUTHERLY OF A LINE 281.00 FEET SOUTHERLY OF THE NORTHERLY LINE, AS MEASURED ALONG THE EASTERLY AND WESTERLY LINES THEREOF, OF SAID LOT 17) IN S.T. COOPER'S ADDITION TO WILLOW SPRINGS, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 12.308 ACRES, MORE OR LESS.
THE APPLICANT IS WEST POINT BUILDERS, WHOSE ADDRESS IS 120 EAST OGDEN, SUITE 21, HINSDALE, ILLINOIS 60521.

NOTICE IS FURTHER GIVEN, THAT ALL PERSONS PRESENT AT SAID HEARING AND DESIRING TO BE HEARD FOR OR AGAINST THE REQUESTED SPECIAL USE AND VARIANCES AND OR TO ASK QUESTIONS SHALL BE GIVEN SUCH OPPORTUNITY. FOR QUESTIONS ABOUT THE NOTICE PLEASE CONTACT BRENT WOODS - VILLAGE ADMINISTRATOR AT 708.467.3700 OR AT bwoods@willowsprings-il.gov

BILL TORTORIELLO, CHAIRMAN
PLANNING AND ZONING COMMISSION
11/2/2018 5969055

Chicago Tribune - chicagotribune.com
160 N Stetson Avenue, Chicago, IL 60601
(312) 222-2222 - Fax: (312) 222-4014

Willowbrook Glen
List of Variances
October 26, 2018

Code Reference	Requirement	Relief Requested
9A-9-4 I	Parking Spaces Min. 180 SF (9'W X 20'D)	Parking Spaces Min. 162 SF (9'W X 18'D)
9A-5-5 C	B1 District - Required Yards- 35' Front Yard along Archer Avenue	Required Yard - 10 Front Yard- (Existing Restaurant) and 25' Minimum Front Yard For Proposed Buildings
9A-9-6 A2	Required - 2.5 Parking Spaces per multifamily unit	Provided- 1.75 Spaces per unit
9A-11-1 E1 (ii)	Building Height -Max. 35' to Roof Mean	Max. Building Height - 67' from finished floor of garage (exposed on walkout condition) to mean of roof. (55' from first level of finished floor to mean of roof).
9A-11-1 E1 (ii)	Roofs - Uninterrupted roof lines longer than 50' are prohibited	Roof Line allowed as shown per Submitted Architectural Plans
9A-11-1 E1 (ii)	Main Entrances - Main Entrances of Front Façade facing main thoroughfare and access from front sidewalk	Main Entrances for each building as shown on the submitted site plan
9A-11-1 E1 (ii)	Materials - A minimum of 70% excluding windows of each elevation comprised of wood, stone or native material	Material proportions types and percentages as per Submitted Architectural Plans
9A-11-J2	One Sign per Establishment	Two Freestanding Project Signs are proposed (one at each entrance) plus one existing freestanding sign for restaurant

Willow Glen Property Identification Numbers

Parcel 3 is made up from lots 10,11&12 (not including the parcel 3 exception piece which is part of Lot 12)

Parcel 3 has the PIN 23-05-201-044

Parcel 4 is made up from lots 13, 14, 15, 16 and the Parcel 3 exception piece

Lot 13 has the PIN 23-05-201-019

Lot 14 has the PIN 23-05-201-020

Lot 15 has the PIN 23-05-201-021

Lot 16 has the PIN 23-05-201-022

Parcel 3 Exception Piece has the PIN 23-05-201-045

Lot 17 is not included in a Parcel

Lot 17 has the PIN 23-05-201-052

Parcel 6 is Lot 18

Parcel 6 has the PIN 23-05-201-024

Lots 19 & 20 are not included in a Parcel

Lot 19 has the PIN 23-05-201-025

Lot 20 has the PIN 23-05-201-026

LEGAL DESCRIPTION

LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20 (EXCEPT THAT PART OF LOT 17 LYING SOUTHERLY OF A LINE 281.00 FEET SOUTHERLY OF THE NORTHERLY LINE, AS MEASURED ALONG THE EASTERLY AND WESTERLY LINES THEREOF, OF SAID LOT 17) IN S.T. COOPER'S ADDITION TO WILLOW SPRINGS, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 12.308 ACRES, MORE OR LESS.